

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Project Name: Hibiscus, LLC
Fairfield Inn Hotel Site

Case #: 32-R-02

Date: March 26, 2002

Comments :

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Preliminary calculations indicate that approximately 1,069 daily trips would be generated by this site. Please arrange for a traffic impact study to be prepared by a traffic engineering consultant as a result of the daily trips exceeding the City's 1,000 daily trip threshold pursuant to Section 47-25.2 of the City Ordinances. A methodology meeting shall be scheduled by the applicant's consultant with Engineering and City's consultant once the applicant has indicated to City Engineering representative which consultant will be utilized for their study. The methodology meeting provides direction on the necessary parameters and scope of the required study as well as a time frame to complete the traffic review.
3. The engineering plans do not contain a pavement marking and signage plan. Several cross movements require traffic control and these markings must be added to a proper plan prior to receiving DRC approval.
4. The preliminary engineering plan provided does not indicate sufficient proposed paving, grading elevations, nor does it indicate any existing elevations. These elevations are necessary to confirm adequate routing of surface water runoff as well and responsible elimination of impacts to adjacent property.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

5. Provide sufficient elevations approximately 50 to 100 feet off site in each direction to demonstrate responsible management of site runoff and relative grade differences with adjacent sites. Any obvious impacts to adjacent sites shall be appropriately mitigated through additional engineering features to retain and/or discharge runoff.
6. The preliminary engineering plan indicates use of a pumping station for wastewater. Indicate whether flows from this development were included in the original flow generation calculations submitted for the Hibiscus Sanitary Sewer Agreement.
7. Provide a letter from Utilities Division/Public Services Department (Maurice Tobon, P.E., Project Engineer) demonstrating adequate transmission system capacity in City's receiving force main are available to support this additional flow quantity.
8. No water service for domestic use is apparently shown on the preliminary engineering plan. This service will be required with any necessary vault and utility easement as required by standards of the Public Services Department.
9. Two fire service connections are shown on the engineering plan. This will require two bills for service whereas one tap could accomplish the objective of serving these buildings at a lower monthly fee.
10. Please include the Engineering Department's standard water and sewer detail and specifications sheet in plans to be submitted for building or engineering permit review.
11. Determine if any proposed accesses conflict with existing street light or power poles. Relocation of these poles shall be coordinated well in advance of applying for a building permit. Contact Doug Lee, project engineer to review any required relocations for City systems, at 828-5059.
12. A state FDOT permit is required for all access and roadway improvements along S.R. 84.
13. Please discuss connections with future developments (indicated on the submitted plans). It appears no safe routes and walkways are planned for pedestrians through these phased construction projects.
14. Discuss why a pedestrian sidewalk connection is not provided along main entrance drive along the west side of the proposed hotel. Additionally, indicate why the drive west of the hotel is even necessary when one exists which can connect this site and the future sites via internal drives and provide for additional parking and less disruption of traffic along S.R. 84.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

15. The landscaping plan provides for trees and plantings with numerous significant conflicts with proposed utilities. Provide an overlay of utilities on the landscaping plan for the avoidance of these conflicts.
16. Provide a site lighting plan for all parking areas in accordance with Section 47-20.14 of the City Ordinances.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: Hibiscus, LLC/Fairfield Inn

Case #: 32-R-02

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Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Ft. Lauderdale Hollywood International Airport.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

Recommendations:

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Fairfield Inn

Case #: 32-R-02

Date: 3-26-02

Comments:

- 1) Flow test required
- 2) Fire sprinkler system required at permit.
- 3) Fire lane has turning radius problem on East entrance
- 4) Show fire main for sprinkler system on sheet CE4.

DRC
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REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Hibiscus, LLC/Fairfield Inn

Case #: 32-R-02

Date: 3/26/02

Comments:

1. There is a 20' required landscape yard setback along S.R. 84. This requirement does not appear to be met.
2. Verify zoning District boundaries. The site plan may exhibit deficiencies.
3. Show the existing trees and palms on site. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of "large, desirable existing trees." Site plan design may be required to save such trees.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Hibiscus, LLC/Fairfield Inn

Case #: 32-R-02

Date: March 26, 2002

Comments:

Request: Site Plan Level II Review for a 107-room hotel with restaurant and retail.

1. This site is subject to the State Road 84 Zoning In Progress, which was approved and subsequently amended by the City Commission on May 1, 2001. The proposed site plan does not meet the requirement to have a minimum of 75% of the linear frontage of the building located no further than 20 feet from the edge of curb or pavement.
2. A parking reduction is required if the total number of parking spaces will not be provided. A separate application for Site Plan Level III Review (Planning & Zoning Board) is required.
3. The proposed outdoor dining area must be included when calculating required parking for the restaurant.
4. Discuss the need for a traffic study with engineering representative.
5. Provide a copy of the most current recorded plat and amendments, for the proposed site. It appears that the NVA lines and property lines are not correct.
6. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
7. On the site data table, the proposed zoning is listed as B-1. Is a downzoning proposed? If not, please revise.
8. Clearly show the property lines on the site plan.
9. Approval from the FAA is required. Provide a letter from the FAA prior to Final sign-off.
10. Label sidewalk dimensions for both public and private sidewalks. The Landscape Plan shows undulating sidewalks, which is in conflict with the site plan. Please correct.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

11. Show location on the site plan of any bus stops located along State Road 84 adjacent to this site.
12. Discuss the maintenance of the vacant parcel with landscape representative.
13. On all elevations indicate the various floor heights and show relationships of adjacent streets and the mass outlines of all adjacent structures.
14. Provide color and materials information **or samples** for all exterior surfaces and indicate on all plans.
15. It is strongly recommended that these plans be presented to River Oaks and Edgewood Civic Associations.
16. Additional Comments may be forthcoming.

DRC
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REPORT

Division: Police

Member: Detective Nate Jackson
Office: 954-828-6422
Pager: 954-877-7875

Project Name: Hibiscus, LLC/Fairfield Inn

Case #: 32-R-02

Date: March 26, 2002

Comments:

Recommend exterior doors for stairs have alarm system, which alert when is ajar.

There should be CCTV that monitors any activity via the stairs.

All hotel room doors should be accessible via electronic cards.

Recorded CCTV should monitor pool area and all other hotel amenities.

What type of perimeter control has been planned for the pool area?

All glass doors/windows to hotel/restaurant should comply with SFBC.

Recommend CCTV in the lobby area, which include monitoring of all sales area.

DRC
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REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Hibiscus, LLC/Fairfield Inn

Case #: 32-R-02

Date: 3/26/02

Comments:

1. The proposed development site shall comply with the 84 zoning in progress requirements.
2. Provide setback dimensions to dumpster enclosure and car overhang from all adjacent residentially zoned property.
3. Dimension all drive aisles in accordance with geometric standards of section 47-20.11.
4. Indicate residential zoning district line along the northern boundary of the proposed development site.
5. Lift station location as indicated shall not be permitted in required buffer-yard in accordance with section 47-25.3 Neighborhood Compatibility Requirements.
6. Parking calculations for restaurant outdoor dining area shall be included in the parking data as required in section 47-20.2. Indicate on site plan location of shared parking and provide a copy of agreement.
7. Provide building height from grade as defined in section 47-2.
8. Provide a photometric lighting plan in accordance section 47-20.14 prior to final DRC review.
9. Pool shall meet the required setback of the zoning district in accordance with section 47-19.2.BB.
10. Roof mounted equipment shall be screened from view in accordance with sections 47-19.2.Z and 47-25.3.
11. Signs shall comply with section 47-22.
12. Additional comments may be forthcoming at DRC meeting.